

Setbacks & Buffers

Adjacent Street Setbacks

Proposed Use		Major Arterials	Minor Arterials	All Other Streets
Single Family Detached Residences Structures > 24" in height	Min. Distance Max. Angle	50' 75°	40' 70°	20' * 60°
Structures < 24" in height	Min. Distance Max. Angle	50' none	30' none	10' none
All Other Uses	Min. Distance Max. Angle	50' 75°	40' 70°	20' 60°
*Note: For all corner lots, the 20 ft. adjacent street setback may be reduced to 10 ft. for one street. The 20 ft. adjacent street setback shall apply to the street having the highest number of average daily vehicle traffic (ADT) as determined by the Administrator. If both streets have equal ADT the property owner may choose which street the residence will front.				

Adjacent Street Buffer

Proposed Use		Major Arterial	Minor Arterial	All Other Streets
All Uses	Average Minimum	60 feet 50 feet	30 feet 25 feet	-- 20 feet

Adjacent Use Setbacks

Proposed Use		Adjacent Use			
		Single Family	Multifamily, Recreational	Institutional, Commercial	Industrial, Warehouse
Single Family*	Min. Distance Max. Angle	20' 75°	20' 75°	30' 60°	40' 45°
Multifamily, Recreational	Min. Distance Max. Angle	20' 75°	20' 75°	25' 75°	30' 60°
Institutional, Commercial	Min. Distance Max. Angle	30' 60°	25' 75°	20' 75°	20' 75°
Industrial, Utility	Min. Distance Max. Angle	40' 45°	30' 60°	20' 75°	20' 75°

[*NOTE: Single family subdivision exterior boundary only]

For all minor subdivisions, the entire single family exterior boundary setback may be reduced by 50% in area. The setback area shall not be reduced to less than 5 feet wide at any point. The total boundary setback area shall not be required to exceed 20% of the original parcel.

NOTE: Additionally, all lots divided for single family detached homes shall include a 5-foot setback along internal property lines. A side setback may be reduced to less than 5 feet as long as the resultant setback combined with the adjacent lot is at least 10 feet wide and shown on the plat to be recorded.

The above tables and code sections can be found in the Town of Hilton Head Island Land Management Ordinance. For specific use and site design questions, please call the Planning Department at 843-341-4681.

Adjacent Use Buffers

Proposed Use	Adjacent Use			
	Single Family (Exterior Boundary)	Multifamily, Recreational	Institutional, Commercial	Industrial, Warehouse
Single Family (Exterior boundary)	20 feet*	20 feet	25 feet plus structural elements	30 feet plus structural elements
Multifamily, Recreation	20 feet	20 feet	25 feet	30 feet plus structural elements
Institutional, Commercial	25 feet plus structural elements	25 feet	20 feet	20 feet
Industrial, Utility	30 feet plus structural elements	30 feet plus structural elements	20 feet	20 feet
<p>[*NOTE: Single family subdivision exterior boundary only]</p> <p>For all minor subdivisions, the entire single family subdivision boundary buffer may be reduced by 50% in area. The buffer area shall not be reduced to less than 5 feet wide at any point. The total boundary buffer area shall not be required to exceed 20% of the original parcel.</p>				

Wetland Buffers

Use	Tidal Wetland	Freshwater Wetland
Multifamily Residential/ Nonresidential Impervious Paved Surfaces	50 feet average 25 feet minimum	40 feet average 20 feet minimum
Multifamily Residential/ Nonresidential Pervious Paved Surfaces	35 feet average 15 feet minimum	35 feet average 10 feet minimum
Multifamily Residential/ Nonresidential Structures	40 feet average 20 feet minimum	35 feet average 20 feet minimum
Single Family Dwellings including accessory structures and impervious or pervious paved surfaces.	20 feet	---

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